KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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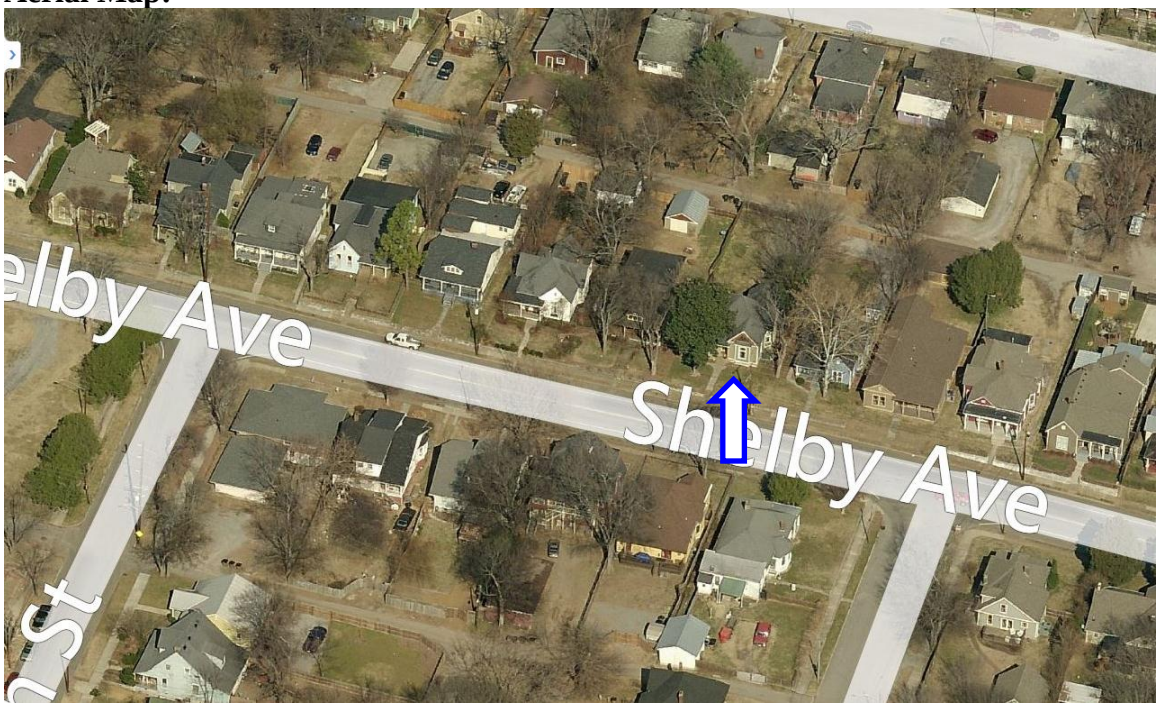
STAFF RECOMMENDATION
1209 Shelby Avenue
January 16, 2013

Application: Demolition—accessory structure; New construction – accessory building and Setback reduction
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313020800
Applicant: Jamie Pfeffer
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is proposing to construct a new one-story accessory building behind a historic house at 1209 Shelby Avenue. The structure will have a footprint of approximately seven hundred and forty-one square feet (741 sq. ft.), and requires a setback reduction. The project also involves the removal of a non-historic shed. **Recommendation Summary:** Staff recommends approval of the accessory building with reduced setbacks, with the condition that staff approve the final roof color and the final door and window specifications. With the final approval of the materials, staff finds that the accessory structure and reduced setbacks meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

8. Outbuildings

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's <u>original</u> siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

· Where they are a typical feature of the neighborhood; or

When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

IV. B. Demolition

Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1209 Shelby Avenue is a transitional-Victorian house constructed c. 1910 (See Figure 1). It is considered to be a contributing structure to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Figure 1. 1209 Shelby Avenue

Analysis and Findings:

The applicant is proposing to construct a new one-story accessory building behind a historic house at 1209 Shelby Avenue. The structure will have a footprint of approximately seven hundred and forty-one square feet (741 sq. ft.), and requires a setback reduction. The project also involves the removal of a non-historic shed.

Demolition: The project involves removing a shed in the rear of the property (see Figure 2). The shed is less than one hundred square feet (100 sq. ft.) and does not have a foundation. The Commission does not typically review the construction or removal of

structures of this size and nature. The structure lacks historic and architectural integrity, and staff finds that its removal meets Section IV.B. of the design guidelines.

Figure 2. 1209 Shelby's rear yard, showing the shed that is to be removed.

Location, Setback: The proposed accessory structure will be located entirely behind the existing house in the rear yard. The garage will be accessed via the alley, with garage doors facing the alley. The structure is proposed to be situated five feet (5') from the right property line and twelve feet (12') from the rear property line. Base zoning requires that an accessory structure that has a footprint greater than seven hundred square feet (700 sq. ft.) be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. The project therefore requires a setback reduction.

Staff finds the location of the garage and the setback reduction to be appropriate for several reasons. Historically, accessory structures were located close to the rear property line. In fact, the 1914 Sanborn map shows that there used to be an accessory structure on this site that abutted the property line (see Figure 3). In addition, staff finds that base zoning's required twenty-foot (20') rear setback does not match the historic context for the Lockeland-Springs district. Staff finds that a twelve-foot (12') setback is more historically appropriate for the neighborhood. Staff therefore finds that the location and setback for the proposed accessory structures meets Section II.B.3. and II.B.8. of the design guidelines.

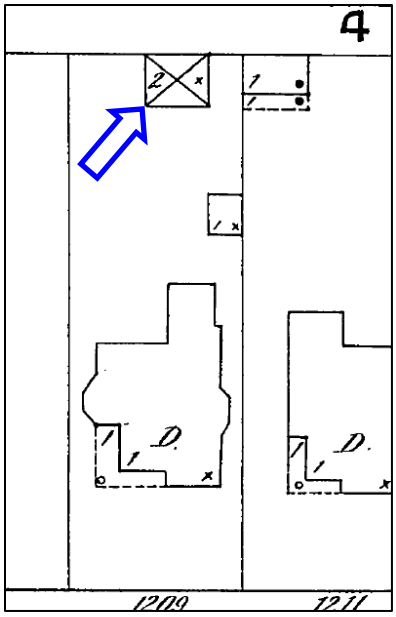


Figure 3. 1914 Sanborn Map shows an accessory structure on rear property line.

Height, Scale: The one-story accessory structure is proposed to have a ridge height of approximately sixteen feet, six inches (16'6") above the foundation, which is approximately six inches (6") tall. The eave height will be approximately nine feet (9') above the foundation. The structure's footprint will be approximately seven hundred and forty-one square feet (741 sq. ft.). By comparison, the primary structure has a foot print of approximately two thousand, one hundred square feet (2,100 sq. ft.) and a ridge height of approximately twenty-four feet (24'). Staff therefore finds that the accessory structure is subordinate in size and scale to the primary structure.

Once the new accessory structure is constructed, the site's percentage of open space will be reduced from approximately seventy-six percent (76%) to approximately sixty-eight percent (68%). Staff finds this reduction to be appropriate, as there are other sites on this block with open space ratios of approximately sixty-eight percent (68%).

Staff finds that the accessory structure's height and scale meet Sections II.B.1., II.B.2. and II.B.8. of the design guidelines.

Materials: The proposed materials are smooth-faced cement-fiber siding with a five inch (5") exposure, smooth-face concrete block foundation that is only approximately six inches (6") tall, and an architectural shingle roof. If the shingle color does not match that of the house, staff asks to approve the color. The windows, doors, and exterior trim will be wood. Staff asks to approve the final specifications for all windows and doors prior to purchase and installation. Staff finds that the structure's materials meet Sections II.B.4. and II.B.8. of the design guidelines

Roof Form: The structure's primary roof form is a side gabled roof with a slope of 7/12. At the front of the structure are two projecting, gabled bays with roof slopes of 12/12.

Staff finds that the roof form is compatible with that of the house and with surrounding historic structures, and meets Sections II.B.5. and II.B.8. of the design guidelines.

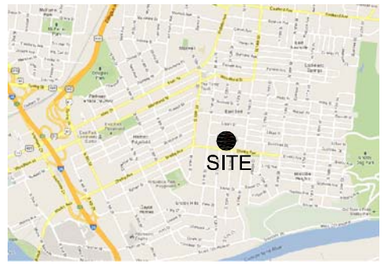
Proportion and Rhythm of Openings: The structure will have two garage doors facing the alley, and one standard pedestrian door facing the interior of the lot. The structure's window openings are appropriate for an accessory structure. Staff finds that the accessory structure's proportion and rhythm of openings meets Section II.B.7. and II.B.8. of the design guidelines.

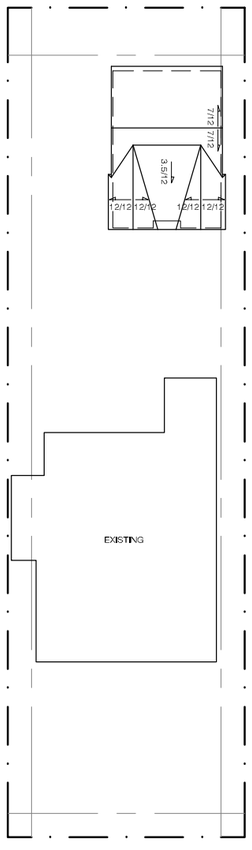
Recommendation:
Staff recommends approval of the accessory building with reduced setbacks, with the condition that staff approve the final roof color and the final door and window specifications. With the final approval of the materials, staff finds that the accessory structure and reduced setbacks meet the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

BUILDING DATA

ADDRESS: 1209 SHELBY AVENUE
NASHVILLE, TENNESSEE 37206
PARCEL ID: 08313020900
DESCRIPTION: PT LOTS 56 & 57 BLK C PRIEST HOME
LOT AREA: .2 ACRES
DIMENSIONS: 50' X 175'

VICINITY MAP





1 SITE PLAN
SCALE 1/32" = 1'-0"

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.1	GARAGE

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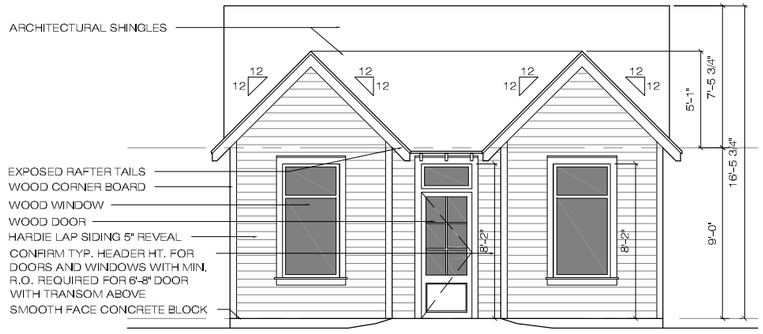
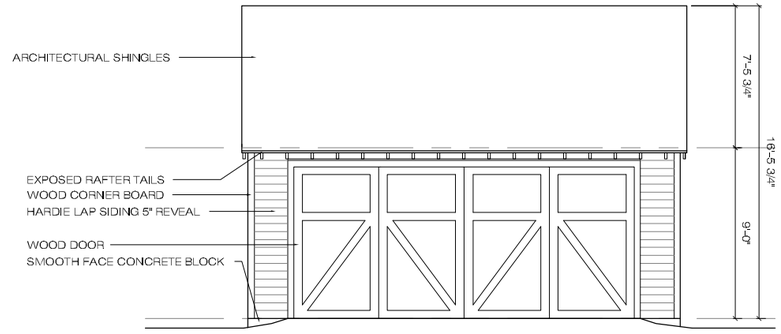


3 FRONT ELEVATION
SCALE 1/8" = 1'-0"



4 REAR ELEVATION
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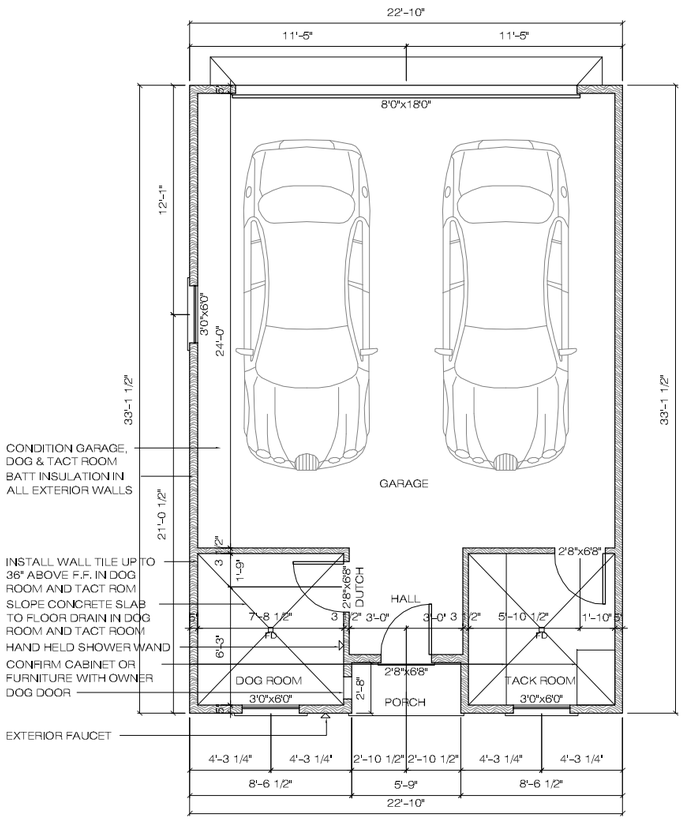
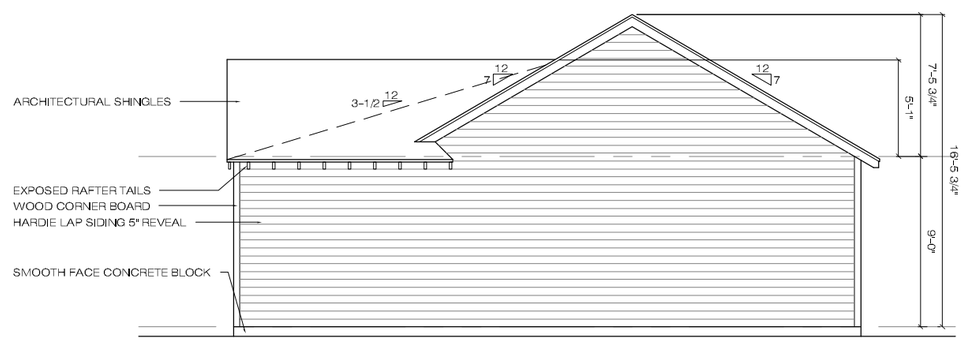
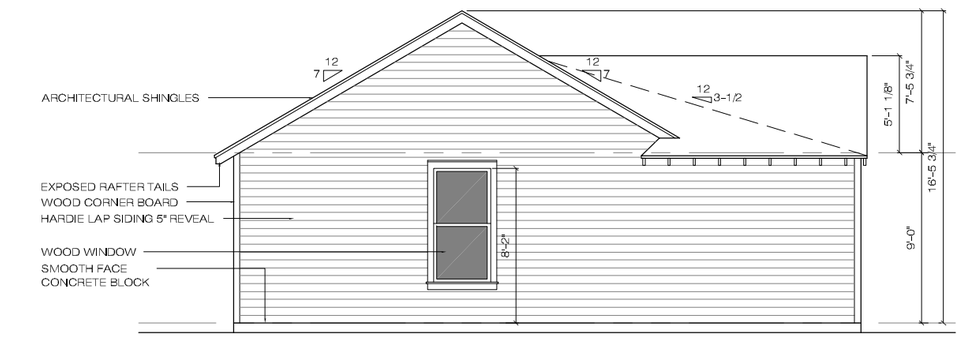


2 FLOOR PLAN
SCALE 1/8" = 1'-0"



5 SIDE ELEVATION
SCALE 1/8" = 1'-0"



6 SIDE ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:
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7 APRIL 2012

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